

Engineering Referral Response

Application Number:	DA2019/1286
To:	Nick Keeler
Land to be developed (Address):	Lot 218 DP 16212 , 63 Gondola Road NORTH NARRABEEN NSW 2101

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

Comments for Development Engineers:

1. A new dwelling is to be constructed.
2. Council's Normal Profile is recommended.
3. OSD is required.

Development Engineers have assessed the application and cannot support it due to the following reason.

The provided geotechnical report is not satisfactory. The pool excavation depth seems to exceed 1.5m. A detailed geotechnical report including GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER Form 1 & Form 1(a) shall be provided in accordance with Clause B8.1 Construction and Demolition - Excavation and Landfill.

Failure to comply with Clause B8.1 of Pittwater DCP21.

Referral Body Recommendation

Recommended for refusal

Refusal comments

DA2019/1286

Recommended Engineering Conditions:

Nil.